

LINCOLN COUNTY, NV **2022-163006**
\$1,012.00
RPTT:\$975.00 Rec:\$37.00 **09/12/2022 10:57 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 001-092-04 and 001-092-22 and 001-092-29
File No: 107-2655175 (TV)
R.P.T.T.: \$975.00

When Recorded Mail To: Mail Tax Statements To:
Eric Garriss and Shena Garriss
9508 Wakashan Avenue
Las Vegas, NV 89149-0502

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Douglas Melcher, a single man as to Parcel 1;

Douglas R. Melcher, a single man as to Parcel 2; and

Douglas Melcher, an unmarried man as to Parcel 3

do(es) hereby *GRANT, BARGAIN and SELL* to

Eric Garriss and Shena Garriss, husband and wife as joint tenants

the real property situate in the County of Lincoln, State of Nevada, described as follows:

PARCEL 1:

ALL OF LOT 17 AND THE NORTH 1.3 FEET OF LOT 18, BLOCK 32 OF THE TOWN OF PIOCHE, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

PARCEL 2:

THE SOUTH 15.8 FEET OF LOT 18 AND ALL OF LOT 19, BLOCK 32, OF THE TOWN OF PIOCHE, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

PARCEL 3:

LOTS 60, 61 AND 62 IN BLOCK 32 OF THE TOWN OF PIOCHE, ACCORDING TO THE OFFICIAL MAP THEREOF.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO HAUMONT INVESTMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY BY THAT CERTAIN GRANT, BARGAIN

AND SALE DEED RECORDED JULY 12, 2006 IN BOOK 219, PAGE 169 AS INSTRUMENT NO. 126851, LINCOLN COUNTY, NEVADA RECORDS.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

COPY

[Handwritten Signature]

Douglas Melcher, as to Parcel 1 **Douglas Melcher**

[Handwritten Signature]

Douglas R. Melcher, as to Parcel 2 **Douglas R. Melcher**

[Handwritten Signature]

Douglas Melcher, as to Parcel 3

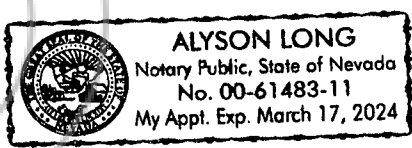
Douglas Melcher

STATE OF Nevada)
COUNTY OF Lincoln) : ss.

This instrument was acknowledged before me on September 1, 2022 by **Douglas R. Melcher.** Douglas R. Melcher

[Handwritten Signature]

Notary Public
(My commission expires: March 17, 2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13896-2655175.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-092-04
- b) 001-092-22
- c) 001-092-29
- d) _____

2. Type of Property

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$250,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$250,000.00
- d) Real Property Transfer Tax Due \$975.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: *D.R. Melcher* Capacity: Grantor/Seller
 Signature: _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Douglas R. Melcher / *Douglas Melcher*
 Address: P.O. Box 442
 City: Pioche
 State: NV Zip: 89043

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Eric Garriss and Shena Garriss
 Address: 9508 Wakashan Ave
 City: LV
 State: NV Zip: 89149

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Print Name: Company File Number: 13896-2655175 TV/ TV
 Address 10000 W Charleston Blvd, Suite 180
 City: Las Vegas State: NV Zip: 89135

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)